

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 05 May 2025 09:53:41

Application Reference No. : HPK/2025/0047

Site Address: Combs Sailing Club Combs Reservoir Combs Road Chapel-En-Le-Frith Derbyshire SK23 9UH
High Peak

Comments by: Helen Bessell

From:

Haylee Lane
Combs
Combs

Phone:

Email:

Submission: Objection

Comments: I wish to formally OBJECT to planning application HPK/2025/0047 in respect to a Certificate of Lawfulness for existing use 14 no holiday units off land at Combs Reservoir, Combs Road.

1. The application is misleading in that it references "Combs Sailing Club" in the location description. I understand that Combs Sailing Club is not connected with this proposal and the naming of the Sailing Club could cause confusion and misrepresent the nature and ownership of the site.
2. The planning application information outlined on letters and on the High Peak Borough Council online planning register states for existing use 14 no. holiday units failing to include the 3, 5 bedroom detached properties for permanent occupation which again is misleading.
3. The Certificate of Lawfulness refers to the commencement of an access road on site to base course level. Confirmation that the conditions of the access road meet legal requirements with dated photographs of road construction stages (before, during, and after base level) plus contractor records confirming work dates are requested to be reviewed ahead of any decision being made.

Since the original plans were created over 30 years ago, and particularly in the years following the COVID-19 pandemic, the character of the area has changed significantly. There has been a marked increase in visitors, service providers, growth of our amazing village school, and the continued evolution of a vibrant village community. These changes have fundamentally altered the needs and priorities of the area, rendering the original application outdated and unsuitable for the current environment.

The proposed development is fundamentally contrary to the High Peak Local Plan and the National Planning Policy Framework (NPPF). The site is situated within open countryside adjacent to Combs Reservoir, a designated Site of Special Scientific Interest (SSSI).

Part of the access road, driveways and domestic curtilages for House Plots 1 and 2 I understand would be within the Local Green Space. The intensification of the site through the introduction of 14 holiday units, (plus 3, 5

bedroom detached properties) would significantly increase visitor pressure on the SSSI, posing risks to sensitive habitats and species in direct conflict with Policy EQ5 (Biodiversity) and NPPF paragraph 180 which sets out that development resulting in the loss or deterioration of irreplaceable habitats should be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists.

The access to the proposed development is from Combs Road, which is a narrow rural lane without footway provision, already under strain from daily local use, particularly by walkers, horse riders, cyclists, and residents of the village. Further vehicular traffic generated by the holiday units and detached properties would only add to current highway safety risks, particularly for vulnerable road users. This is contrary to Policy CF6 (Accessibility and Transport).

The proposed development would cause irreversible harm to the visual character of the area. The elevated views across Combs Reservoir including from Cowlow Lane, Long Lane, Ladder Hill, and Eccles Road are an important part of the local landscape. The introduction of accommodation, the associated infrastructure, and increased activity would erode the rural and tranquil setting, conflicting with Policies EQ2 (Landscape Character) and S7 (Buxton Sub-area Strategy).

A respectful request is made for the application to be refused for the following reasons;

1. Misleading Location Description on application
2. Incomplete and Misleading Use Description on application.
3. Access Road Legality Unclear.
4. Outdated Application.
5. Conflict with Planning Policies.
6. Intrusion into Protected Land.
7. Highway Safety Concerns.
8. Visual Impact.

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